



Agenda Item Number: 2006-9-6A

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: September 12, 2006

Department: Housing **Contact:** Richard G. Chavez, Housing Director
Julie M. Baca, Deputy County Manager for
Community Services Division

TITLE: 2006 Home Rehabilitation Program

ACTION: Motion to:

1. Approve Financial Resolution **FR -2006** to budget \$396,000 for the 2006 Home Rehabilitation Program awarded by the New Mexico Mortgage Finance Authority (MFA).
2. Authorize the County Manager to sign the Performance Agreement with the New Mexico Mortgage Finance Authority (MFA) for the 2006 Home Investment Partnerships Program.

SUMMARY:

On July 27, 2006 the Bernalillo County Housing Department was awarded \$396,000 from MFA for an Owner Occupied Rehabilitation Program. The award allows for \$360,000 for Program Funds and \$36,000 for Administrative Fees.

The Owner Occupied Rehabilitation Program will assist nine (9) families living in the unincorporated area of Bernalillo County with major home rehabilitation. Eligible applicants must earn less than 80% of the median income for their family size as established by the U.S. Department of Housing and Urban Development. Each homeowner will be eligible to receive up to \$ 40,000 in rehabilitation funds.

The MFA requires that an Award and Restrictive Covenants Agreement to be recorded in the Clerk's Office for each rehabilitated property. Participants earning less than 49.9% of the median income will be required to repay the loan at time of sale, transfer to a non-qualified owner or refinance of the property if within the affordable period of 10 years. Those participants earning greater than 49.9% of the median income, but not exceeding 80% of the median income, will be required to repay the loan according to the MFA repayment schedule.

The Owner Occupied Rehabilitation Program addresses building code issues with regard to roofing, heating, cooling, electrical, plumbing, weatherization and structural integrity of the dwelling. Families requiring assistance in the areas of water and sewer will be referred to the Bernalillo County Environmental Health Department and weatherization issues will be referred to El Paisano Educational Resource Center, Inc. for financial support.

ATTACHMENTS:

1. Financial Resolution **FR -2006**
2. Performance Agreement (5)

FISCAL IMPACT

There will be no fiscal impact on the County General Fund. The Housing Department's budget for this program will be increased by \$396,000, under BC59-7701.

STAFF ANALYSIS SUMMARY

COUNTY MANAGER

The Home Rehabilitation Program has provided much needed funding to low-income families to address building code compliance issues. This program has been in effect since 1993 and has assisted over 100 families. Nine families will be assisted with this year's award from MFA. Sixty-one families are currently on the County's Home Rehabilitation Program waiting list. I recommend Board approval. TL 9/5/06

DEPUTY COUNTY MANAGER FOR COMMUNITY SERVICES

I recommend Board approval of the Financial Resolution and the Agreement to accept the monies awarded by the NMMFA for the 2006 Home Rehabilitation Program to assist nine (9) families in the unincorporated area of Bernalillo County with improvements to roofing, heating, cooling, electrical, plumbing and weatherization and structural integrity of their home. Water and sewer issues will be referred to the County's Environmental Health Department. Eligible applicants will meet the U.S. HUD median income requirements, and will be eligible to receive up to \$40,000 in rehabilitation funds. JMB 08/31/06

LEGAL

The contract with the Mortgage Finance Authority contains the standard contract language for the program identified therein. JSL 8/29/06

FINANCE

Budget	Approval of the Financial Resolution will result in acceptance of funding from the New Mexico Mortgage Finance Authority in the amount of \$396,000. This will increase the FY07 appropriation in the Housing-HUD Fund-BC59. Amy Childers, Financial Services Administrator 8/15/06
Purchasing	No comment necessary. Bhenderson Senior Buyer 8/17/2006
Contracts	CCN number will be assigned when contracts are prepared. B Henderson, Senior Buyer 8/17/2006
Risk Management	The County shall provide a certificate of insurance naming MFA as additional insured with the like kinds and amounts of insurance referenced in Article 18 of the Contract. David A. Baca, Risk Management Administrator 8/17/06